

**CITY OF CUDAHY NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF APPEALS**

PUBLIC NOTICE IS HEREBY GIVEN that the Board of Appeals of the City of Cudahy will conduct a public hearing at the Cudahy Municipal Building, 5050 S. Lake Drive, Cudahy, WI on

Wednesday, May 26, 2010 at 6:30 P.M.

APPEAL NO. 1: To hear the appeal of Shawn St. Louis, 3426 E. Bottsford Ave.

Type or Building Use: Single Family Residential **Zoning:** RS-2 **Key Nos:** 590-0290

Lot Size: 75' x 118'

Requested Variance: Asking to be allowed to construct 40' x 25' (1,000 sq. ft.) garage.

The reason for denial of approval/permit is as follows:

Cudahy Municipal Code Sec: 17.0504 A. Accessory Uses and Detached Accessory Structures

(1)(d)3. On lots with a width of 45 feet or more, one (1) structure shall not exceed 720 square feet and the second structure shall not exceed 150 square feet, or when only one (1) accessory building is constructed it shall not exceed 800 square feet.

Owner is requesting to build a 1,000 square foot garage without a shed. A variance of 200 square feet is requested.

APPEAL NO. 2: To hear the appeal of Steren Management, for 6163 S. Packard Ave.

Type or Building Use: Restaurant, drive thru **Zoning:** B-2 **Key No.** 682-9940

Lot Size: 129,744 sq. ft.

Requested Variance: Visibility hardship for Northbound traffic. Proposing 43.5 sq. ft. monument at 15' overall height with 24.77 sq. ft. red electronic message center for a third on-site sign totaling 68.27 sq. ft. See attached rendering.

The reason for denial of approval/permit is as follows:

Cudahy Municipal Code Sec. 17.0603 Existing Nonconforming Signs. Signs lawfully existing at the time of the adoption or amendment of this code may be continued even though the use, size, or location may not conform to the provisions of this Code. Such signs shall be legal nonconforming signs and shall comply with the following regulations: A). Legal nonconforming signs may be repaired provided they are not relocated, expanded, enlarged, repositioned, or raised in height. B). In the event that any such sign or its supporting structure is hereafter damaged or altered to an extent exceeding 50 percent of the replacement cost of the sign, or is removed by any means, including an act of God, such sign when restored, reconstructed, altered, repaired, or replaced must conform to the requirements of this Code. C.) Any change in ownership or tenancy of premises shall necessitate that the signs be brought into conformance with the requirements of this Code. D.) Any time an application is made to change any or all signs on a site, including word changes, as a condition of approval, all nonconforming signage on that site shall be eliminated and/or made to comply with the regulations in this section, with the following exceptions: (Am. #2258) (1) Changeable copy signs such as bulletin boards and electronic message boards. (2) Legal nonconforming billboards.

A non-conforming, freestanding sign was blown down on March 25, 2010. The owner wishes to replace freestanding sign with a vertically oriented monument sign and allow all other signage to remain in place. This site affords the owner 67.5 square feet. If approved, total square footage of new and existing signage would be 103.59 sq. ft.

Owner is requesting variance of 36.09 sq. ft.

NOTICE

Upon reasonable notice, a good faith effort will be made to accommodate the needs of individuals to participate in public meetings who have a qualifying disability under the American with Disabilities Act. Requests should be made as far in advance as possible, preferably a minimum of 48 hours. For additional information or to request this service, contact the Cudahy City Clerk at 769-2204 (FAX 769-2257). The meeting room is wheelchair accessible from the West entrance on S. Lake Drive.